

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		POND LN, ARLINGTON

## OWNERSHIP

Owner 1:	KUNSMAN CHARLES		
Owner 2:			
Owner 3:			
Street 1:	12 POND LANE UNIT 32		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1972, having primarily Brick Exterior and 715 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1  
CARD

**ARLINGTON**

APPRaised:  
USE VALUE:  
ASSESSed:

Total Card /	Total Parcel
304,900 /	304,900
304,900 /	304,900
304,900 /	304,900

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	304,900			304,900		57146
							GIS Ref
							GIS Ref
Total Card	0.000	304,900			304,900	Entered Lot Size	
Total Parcel	0.000	304,900			304,900	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		426.43	/Parcel: 426.43	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	304,900	0	.		304,900		Year end	12/23/2021
2021	102	FV	300,700	0	.		300,700		Year End Roll	12/10/2020
2020	102	FV	292,300	0	.		292,300	292,300	Year End Roll	12/18/2019
2019	102	FV	275,900	0	.		275,900	275,900	Year End Roll	1/3/2019
2018	102	FV	250,700	0	.		250,700	250,700	Year End Roll	12/20/2017
2017	102	FV	188,400	0	.		188,400	188,400	Year End Roll	1/3/2017
2016	102	FV	188,400	0	.		188,400	188,400	Year End	1/4/2016
2015	102	FV	194,200	0	.		194,200	194,200	Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

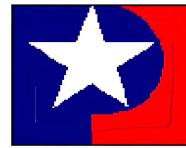
[illegible]

**PAT ACCT.**

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	57146
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:	F	- Fair	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.
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## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1972	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	3			BR	1		Baths	1		HB 0

CONDO INFORMATION	
Location:	RS - Right Side
Total Units:	
Floor:	3 - 3rd Floor
% Own:	1.730900049
Name:	17 - 6032

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	3	1	0
Totals				
	1	3	1	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	28.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	28.2%

## CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.33916092
Const Adj.:	0.94462198
Adj \$ / SQ:	411.125
Other Features:	32750
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424716
Depreciation:	119770
Depreciated Total:	304946

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	534.46	
Special Features:	0	Val/Su Net:	426.43	
Final Total:	304900	Val/Su SzAd	426.43	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 009.A-0002-0032.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	715	411.130	293,955
Net Sketched Area:		715	Total:	293,955
Size Ad	715 Gross Area		715 FinArea	715

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ter
55						
55						
15						

## IMAGE

